

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

92 Glen Park Road, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham North

Period - From

01/04/2024

to

31/03/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31 Lower Rd ELTHAM NORTH 3095	\$1,130,000	05/04/2025
2	35 Snowball Rd ELTHAM NORTH 3095	\$1,220,000	05/04/2025
3	60 Ryans Rd ELTHAM 3095	\$1,215,000	12/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/04/2025 09:49



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Property Type: House (Res)
Land Size: 878 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending March 2025: \$1,300,000

Comparable Properties



31 Lower Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,130,000
Method: Private Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 888.61 sqm approx



35 Snowball Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,220,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 656 sqm approx



60 Ryans Rd ELTHAM 3095 (REI/VG)

Agent Comments

5 3 -

Price: \$1,215,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 845 sqm approx

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